

# 117 BROADWAY

ARLINGTON, MA

DRAWING LIST	
G000	COVER
A001	GENERAL NOTES AND MOUNTING HEIGHTS
A100	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD FLOOR PLAN
A104	FOURTH FLOOR PLAN
A201	PERSPECTIVE VIEW
A202	SOUTH ELEVATION
A203	WEST ELEVATION
A204	EAST ELEVATION
A205	NORTH ELEVATION
A206	PERSPECTIVE VIEW
A207	PERSPECTIVE VIEW
A208	PERSPECTIVE VIEW
A300	VERTICAL CIRCULATION

GSF	
Basement	N/A (Mechanical)
Level 1	4,672
Level 2	5,091
Level 3	5,091
Level 4	4,576
TOTAL GSF	19,430

UNIT MIX	
NUMBER	Count
Level 2	
1 BED	1
2 BED	3
3 BED	1
Level 3	
1 BED	1
2 BED	3
3 BED	1
Level 4	
2 BED	4
Total Units	14

OWNER:

ARCHITECT:  
**DAVIS SQUARE ARCHITECTS**  
 240A ELM STREET, SOMERVILLE, MA 02144  
 617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

LOCATION MAP



SPECIAL PERMIT  
 October 12, 2016



DAVIS  
SQUARE  
ARCHITECTS

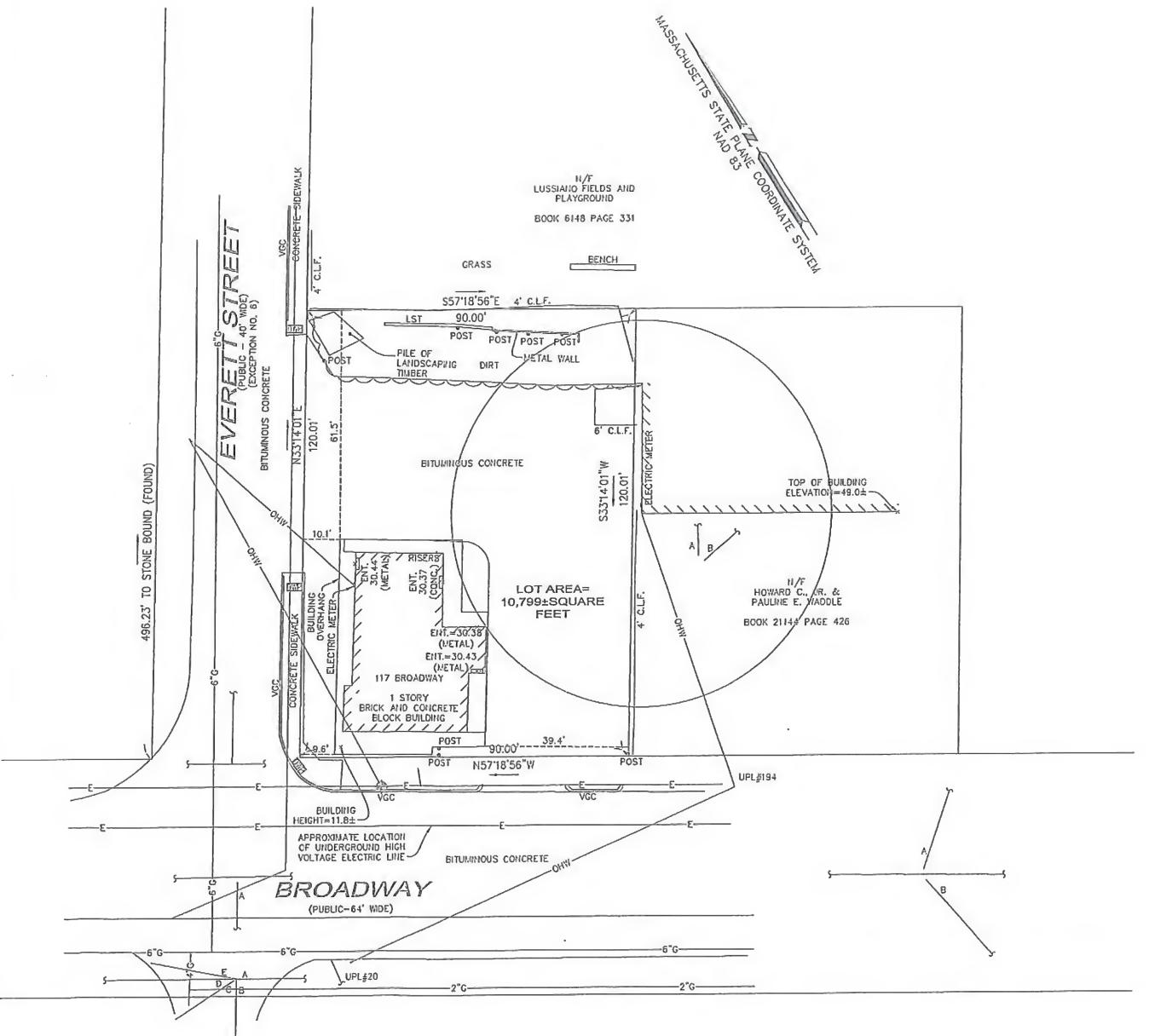
PROJECT NO.  
 24000.00

## ZONING INFORMATION

DISTRICT: VEHICULAR ORIENTED BUSINESS (B-)

PERMITTED USES: RESTAURANT UNDER 2,000 SF IS NOT PERMITTED;  
RESTAURANT OVER 2,000 SF REQUIRES A SPECIAL PERMIT;  
SEE TABLE IN SECTION 5.04 OF ARLINGTON ZONING CODE FOR  
ADDITIONAL PERMITTED USES.

<sup>\*\*</sup>ZONING INFORMATION OBTAINED FROM "ZONING CERTIFICATE", PREPARED BY ZONING SOLUTIONS, INC., AND DATED JUNE 16, 2014.



FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FILE NO. 14-0011 TN-FN  
EFFECTIVE DATE: FEBRUARY 13, 2014

JECT # 10127  
E: 10127\_TOPO\_Broadway\_020415.dwg  
LE: 1"=20'  
TE: 2/19/2014  
JECT MANAGER: PRL  
LD BOOK:  
EFTED BY: TAL  
CKED BY: PRI  
RE

 Nirsch Engineering

[www.nlitscheng.com](http://www.nlitscheng.com)  
2 Center Plaza, Suite 430  
Boston, MA 02108  
T: (617) 338-0063  
F: (617) 338-6472

- Civil Engineering
- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

## LEGEND

□	CATCH BASIN
◎	CABLE TELEVISION MANHOLE
◎	DRAIN MANHOLE
◎	ELECTRIC MANHOLE
◎	MISCELLANEOUS MANHOLE
◎	SEWER MANHOLE
◎	TELEPHONE MANHOLE
CSO	GAS SHUT-OFF
WSO	WATER SHUT-OFF
GG	GAS GATE
WG	WATER GATE
○	FIRE HYDRANT
DS	DOWN SPOUT
UP	UTILITY POLE
UP W/ UE	UTILITY POLE WITH CONDUIT LINE TO GROUND
○	LIGHT POLE
LB	LIGHT BOLLARD
LL	LANDSCAPE LIGHT
LST	LANDSCAPE TIMBER
HH	HAND HOLE
TC	TRASH CAN
MP	METAL POST
CP	CONCRETE POST
P/M	PARKING METER
S	SIGN POST
12°	DECIDUOUS TREE WITH TRUNK DIAMETER
12°	CONIFEROUS TREE WITH TRUNK DIAMETER
♿	HANDICAP PARKING
30:00	SPOT ELEVATION
CLF	CHAIN LINK FENCE
BB	BITUMINOUS CONCRETE BERK.
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB
R=	RIH ELEVATION EQUALS
I=	INVERT ELEVATION EQUALS
TII=	TOP OF HOOD ELEVATION EQUALS
N/PV	NO PIPES VISIBLE
TO/W	TOP OF WATER
BC-	BOTTOM CENTER OF CHANNEL
T/W	TOP OF WALL ELEVATION
CATV	UNDERGROUND CABLE TELEVISION LINE
D	UNDERGROUND DRAIN LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
OHW	OVERHEAD WIRES
○	BENCH MARK

## UTILITY INFORMATION STATEMENT

1. THE SUB-SURFACE UTILITY INFORMATION SHOWN HEREON IS COMPILED BASED ON FIELD SURVEY INFORMATION, RECORD INFORMATION AS SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES, AND PLAN INFORMATION SUPPLIED BY THE CLIENT, IF ANY; THEREFORE WE CANNOT GUARANTEE THE ACCURACY OF SAID COMPILED SUB-SURFACE INFORMATION TO ANY CERTAIN DEGREE OF STATED TOLERANCE. ONLY PHYSICALLY LOCATED SUB-SURFACE UTILITY FEATURES FALL WITHIN NORMAL STANDARD OF CARE ACCURACIES.
2. THE LOCATIONS OF UNDERGROUND PIPES, CONDUITS, AND STRUCTURES HAVE BEEN DETERMINED FROM SAID INFORMATION, AND ARE APPROXIMATE ONLY. COMPILED LOCATIONS OF ANY UNDERGROUND STRUCTURES, NOT VISIBLY OBSERVED AND LOCATED, CAN VARY FROM THEIR ACTUAL LOCATIONS.
3. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.
4. THE STATUS OF UTILITIES, WHETHER ACTIVE, ABANDONED, OR REMOVED, IS AN UNKNOWN CONDITION AS FAR AS OUR COMPIILATION OF THIS INFORMATION.
5. IT IS INCUMENT UPON INDIVIDUALS USING THIS INFORMATION TO UNDERSTAND THAT COMPIILING UTILITY INFORMATION IS NOT EXACT, AND IS SUBJECT TO CHANGE BASED UPON VARYING PLAN INFORMATION RECEIVED AND ACTUAL LOCATIONS.
6. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER MATTERS.
7. THE PROPER UTILITY ENGINEERING/COMPANY SHOULD BE CONSULTED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHOULD BE VERIFIED IN THE FIELD (V.I.F.) BEFORE PLANNING FUTURE CONNECTIONS. CONTACT THE DIG SAFE CALL CENTER AT 1-888-344-7233, EIGHTY-TWO HOURS PRIOR TO EXCAVATION, PLACEMENT, GRADING, AND/OR PAVING.

O: HOUSING CORPORATION OF ARLINGTON, A MASSACHUSETTS NONPROFIT CORPORATION,  
IDEALITY NATIONAL TITLE INSURANCE COMPANY AND TOGETHER WITH THEIR SUCCESSORS AND/OR  
ASSIGNS; AND IFADER BANK, N.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED  
WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS  
OR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA  
AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7(b)(1), 8, 9, 11(d), 13, 14, AND 16-19 OF  
PARA 1 THEREOF. THE FIELD WORK WAS COMPLETED ON 2/19/2014.

A horizontal graphic scale with markings at 20, 10, 0, 20, 40, and 60. Below the scale, a horizontal line segment contains the text "SCALE: 1\" data-bbox="106 78 490 160" data-label="Text"/> $^{\prime\prime}$  = 20'

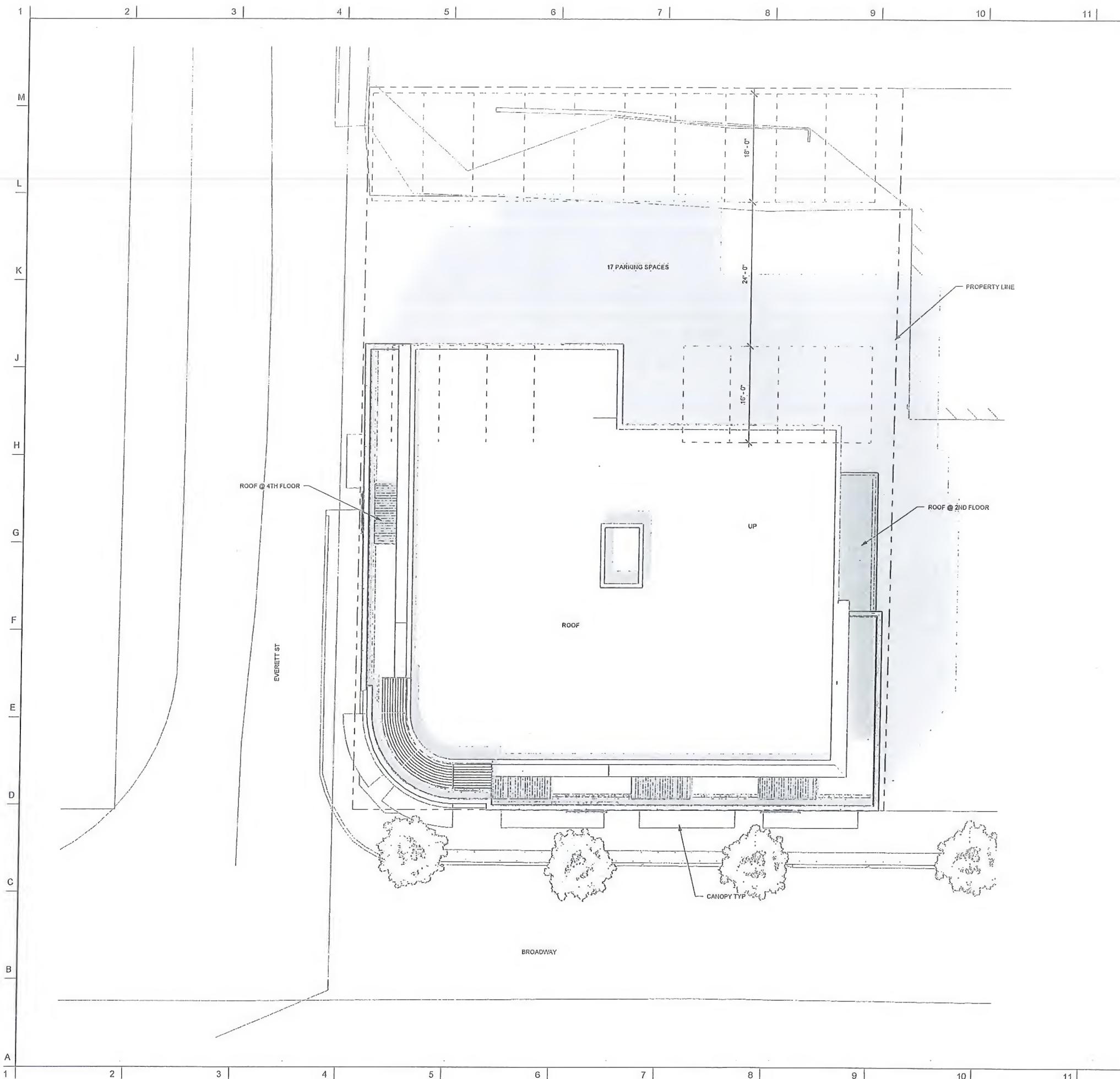
PAUL R. LEBARON, P.L.S.  
H LAND TITLE · SURVEY  
BROADWAY  
H MASSACHUSETTS

REARED FOR:  
ORTATION OF ARLINGTON  
LINGTON, MASSACHUSETTS 02476

SHEET:

EX-1





## NOTES

**DO NOT SCALE DRAWINGS.**



DAVIS  
SQUARE  
ARCHITECTS

240A Elm St,  
Somerville, MA 02144  
617.628.5700  
[www.davissquarearchitects.com](http://www.davissquarearchitects.com)

**Want**

PROPERTY  
10800 SF

**117 BROADWAY  
ARLINGTON, MA**

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**SITE PLAN**

Designed	Drawn No.
Designer	
Checked	
A/A. 101	
Proj. No.	
2x100.00	
Scale	
1/8" = 1'-0"	
Date	
10.12.2016	

A100







